

SECTION 01271 UNIT PRICES

PART 1 - GENERAL

1.01 SUMMARY

- A. SECTION INCLUDES administrative and procedural requirements applicable to unit prices either established in this Section or established in the Agreement based upon Owner's solicitation and Contractor's bid. Solicited unit prices are denoted in the "Definitions" Article below by having "(S)" as the Unit Price per Unit. Solicited unit prices are subject to determination at the time of a change in the Work if the bid unit price was not accepted and not listed in the Agreement. Unit prices may also be established and added to this Section by appropriate Modification.
- B. RELATED SECTIONS are referenced in the definition of each unit price item.
- C. ALLOWANCES: For each Unit Price item, an allowance is established in the Article "Definitions" as a Base Quantity included in the Work. If no Base Quantity is stipulated, or if the Base Quantity is zero, then the unit price is invalid.
- D. UNIT PRICES include all direct and indirect costs, except overhead and profit, associated with the unit price item. If cumulative adjustments exceed, or are expected to exceed, a cumulative twenty-five percent (25%) of the Base Quantity (whether more than or less than), either party to the Contract may initiate renegotiation for a new unit price. Such a new unit price shall be made a part of the Contract by appropriate Modification, and will apply to adjustments that exceed a cumulative twenty-five percent (25%) of the Base Quantity and have not already been made.
- E. INCREASES AND DECREASES in the Contract Sum by change order or construction change directive will be made based on the unit prices commensurate with either:
 - 1. an interim increase or decrease in base quantities as agreed mutually or as deemed reasonably necessary by the Designer and consistent with actual quantities to date; or,
 - 2. a final increase or decrease in base quantities to equal actual quantities when no further work defined as a unit price item is anticipated.

- 1.02 **SUBMITTALS:** Contractor shall keep a daily log of actual quantities of specified work units encountered, consumed, or expended. When submitting an application for payment that includes payment for Unit Price items, Contractor shall provide Designer a copy or report of the log that is acceptable to Designer. Actual quantities and the Contractor's log are subject to verification by Designer.

- 1.03 **DEFINITIONS:** For each Unit Price item, definitions are as follows:

Item	Related Sections	Base Quantity	Unit Price per Unit	Unit	Work Included

- 1.04 **UNIT PRICES:** are established for work of quantifiable per-unit scope but of unknown unit quantities required for completion of the Work. The "Base Quantity" is set for each Unit Price Item to establish the priced value to be included in the Contract Sum. Prior to Final Payment a Change Order; with an increase to, or deduct from, the Contract Sum will be issued to reflect the actual quantities of Unit Price Items used.